

NARRATIVE INFORMATION SHEET

1. APPLICANT: St. Joseph County, Michigan
2. FUNDING REQUESTED:
 - a. ASSESSMENT GRANT TYPE: Community Wide
 - b. FEDERAL FUNDS REQUESTED: \$300,000
 - c. CONTAMINATION: Hazardous Substance and Petroleum
3. LOCATION: St. Joseph County, Michigan
4. PROPERTY INFORMATION FOR SITE SPECIFIC PROPOSAL – N/A
5. CONTACTS
 - a. PROJECT DIRECTOR: Ms. Cathy Knapp
(269) 553-9588
cknapp@southwestmichiganfirst.com
261 E. Kalamazoo Avenue, #200
Kalamazoo, MI 49007
 - b. CHIEF EXECUTIVE: Ms. Teresa Doebling
(269) 467-5617
doehringt@stjosephcountymi.org
125 W. Main Street
PO Box 189
Centreville, MI 49032
6. POPULATION: City of Three Rivers (7,726)

7. OTHER FACTORS

Other Factors	Page #
Community Population is 10,000 or less	4
The applicant is or will assist a federally recognized Indian Tribe or United States Territory	N/A
The priority brownfield sites are impacted by mine-scarred land	N/A
The priority site is adjacent to a body of water	1-2
The priority site is in a federally designated flood plain	1
The redevelopment of the priority sites will facilitate renewable energy from wind, solar, or geothermal, or any energy efficiency improvement projects	3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield sites in the target area	8

8. LETTER FROM STATE OR TRIBAL ENVIRONMENTAL AUTHORITY (Attached)



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING



LIESL EICHLER CLARK
DIRECTOR

November 4, 2019

Ms. Teresa Doehring
County Administrator
Saint Joseph County
PO Box 277
Centreville, Michigan 49032

Dear Ms. Doehring:

SUBJECT: Michigan Department of Environment, Great Lakes, and Energy (EGLE)
Acknowledgment of a United States Environmental Protection Agency (US EPA)
Brownfield Assessment Grant Proposal for 2020

Thank you for your notice and request for a letter of acknowledgment for the Saint Joseph County Brownfield Redevelopment Authority's (SJC BRA) proposal to the US EPA Brownfield Grant Program. EGLE's Remediation and Redevelopment Division (RRD), encourages and supports county-wide assessment and redevelopment efforts. The RRD recognizes the SJC BRA's success in facilitating brownfield redevelopment using its previous grants and the need for additional assessment funding to continue those efforts.

The SJC BRA is applying for a \$300,000 hazardous substances and petroleum assessment grant which could be used to conduct assessment activities at eligible brownfield sites and facilitate redevelopment. As an economic development agent of a general purpose unit of local government, the SJC BRA is an eligible grant applicant.

Should the US EPA award a brownfield grant to the SJC BRA, it would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the county. If you need further information or assistance regarding specific brownfield sites, or any of EGLE's brownfield programs, please feel free to contact me at the number below or by email at SmedleyR@Michigan.gov.

Sincerely,

Ronald L. Smedley
Brownfield Redevelopment Coordinator
Remediation and Redevelopment Division
517-284-5153

cc: Mr. Matt Didier, US EPA Region 5
Ms. Cathy Knapp, Southwest Michigan First

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area

St. Joseph County is located in southwest Michigan on the Michigan/Indiana border, approximately 150 miles from both Chicago and Detroit. St. Joseph County is largely made up of rural communities and is Michigan's 12th smallest county by land area. St. Joseph has more irrigated land than any other county east of the Mississippi River and supports several large agribusinesses including two large seed processing facilities, a Lay's Potato Chip manufacturer, and a leading milk solids exporter to overseas markets. Preservation of quality farmland by sustaining development within established core urban areas has always been one of the county's primary goals. Therefore, this grant will focus on the City of Three Rivers, one of two cities within the county, and in particular the target area of **downtown Three Rivers**. Three Rivers is a small city at the confluence of three rivers (the Rocky, Portage, and St. Joseph Rivers). The city is within a federally designated flood zone. The three rivers were an attractive source of power, water, and waste disposal for early industry. As these industries faded, downtown Three Rivers was left with several vacant or underutilized industrial properties in the downtown region. Urban sprawl in the 1980s also resulted in several downtown properties being vacated—notably a historic hospital building, an auto dealership, old gas stations, and several downtown store fronts. Within the downtown Three Rivers target area, state records indicate the presence of over 50 sites of known contamination, most of which are concentrated along the city's two main commercial and industrial corridors. Environmental concerns at these sites hinder investment and development throughout the target area. Further, the residential neighborhoods in the downtown area are some of the poorest in the city, and the presence of brownfields exposes that population to additional health risks.

1.a.ii. Description of the Priority Brownfield Site(s)

Although there are a number of brownfields located in the target area, the following specific sites have been identified as priorities for redevelopment:

The Old Three Rivers Hospital – This 1930s vintage structure was abandoned in the early 1980s, when a newer hospital was built farther from the downtown. This vacant downtown site is within the floodplain and is adjacent to the St. Joseph River and a park/children's petting zoo (Scidmore Park). The hospital has been in a state of significant deterioration, with known asbestos-containing materials exposed to the elements from continuous vandalism. Petroleum underground storage tanks were reported to have been present at the property but have not been found. If the hospital (or a portion of the building) was demolished and the site cleaned up, it would be an extremely developable piece of property with the amenities of the adjacent river and park. Redevelopment of this property is a high priority to the community because the blighted structure sits next to a residential neighborhood and a beloved children's park. The property is also along a Riverwalk trail system, which would be extended should redevelopment occur.

The "White House" – Immediately adjacent to the St. Joseph River, this vacant building was originally constructed as an appliance and furniture store. It was later converted to a manufacturer of hospital appliances and an auto dealership. Several developers have considered rehabilitating the site for residential apartments, but none of them have been able to make the project fiscally viable, in part due to environmental concerns. The possibility of petroleum contamination from an adjacent gas station and the site's manufacturing history have inhibited development. This property is at the entrance to the core downtown, and seeing this blighted

property redeveloped is a priority for improving the downtown entryway. Three Rivers desperately needs affordable downtown housing to support its growing workforce, so the success of this project would be extremely beneficial to the community.

Former Dodge Dealership – Immediately across the St. Joseph River from the White House is a large vacant lot that was formerly used as a Dodge dealership. Automotive sales and service have been conducted on this property since 1916. Records also indicate that underground storage tanks were utilized on site. The property has been vacant since 2001, and environmental concerns have prevented any development from occurring. This property is a gateway entrance to the downtown, and its redevelopment has the potential to significantly improve the look of downtown, as well as spur new development along the eastern downtown corridor.

While development of the sites listed above is a priority for the community in order to eliminate specific blighted conditions and improve the city's appearance, the budget will also allow the county to address three to five additional brownfield projects elsewhere in the county or target area.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

The activities presented in this grant application are consistent with the strategic goals of Three Rivers: to improve the vitality of the downtown areas, improve housing, and eliminate blight. None of the priority sites can be utilized for their original purposes. The county and city have therefore determined the most marketable redevelopment option for these downtown sites would be to renovate and/or partially demolish the existing buildings for housing and mixed-use development. Like many American cities, recent economic success has led to extensive employment opportunities throughout Three Rivers, and workforce (affordable) housing is desperately needed for these new employees. The demand for workforce housing has been well documented in the county's Residential Target Market Analysis (2016). We believe the identified priority sites represent attractive sites for residential lofts or apartments, and consultation with local developers has generated significant interest in these properties. Further, the city is in discussions with one particular developer interested in the old hospital and the White House, and there is a strong sense that redevelopment of both sites is possible within the next two years. The proposed project entails demolishing a portion of the old hospital while preserving an original portion for a residential apartment renovation. With some of the old building removed, there would also be room for new construction of a modern apartment building. The White House building would be a mixed-use development with 18 residential units. The development at these two priority sites would be consistent with City Zoning and Master Plans. The anticipated housing projects encompass a range of income levels, but with a specific market need for working-class housing. Because the identified brownfield sites are within the established urban core areas, this project is consistent with the county-wide goals of farmland protection and minimization of urban sprawl.

1.b.ii. Outcomes and Benefits of Reuse Strategy

Based on discussions with a potential local developer, the projected investment into the old hospital site is \$13.5 million. Projected investment into the White House property is \$4.5 million. An estimated 20–30 new jobs would be created to support the management of the facilities at both sites and for the new commercial developments in the mixed-use White House building. These projects would generate significant increases in tax revenues for the city and county. If the

old hospital redevelopment project moves forward, the city intends to implement a Master Plan for the park that would include park improvements, construction of a new restaurant, and enhanced Farmers Market accommodations. There would also be an expansion of the city's Riverwalk trail system adjacent to the site. The project would eliminate blight in the residential neighborhood and remove a health risk hazard. The developer typically seeks LEED Platinum certification on their new developments by incorporating energy efficiencies, and that is their intention for the old hospital and White House priority sites.

We project redevelopment of the Dodge dealership to be a newly constructed mixed-use development. The site could support a multi-story apartment building with ground-level retail. We estimate that an investment of \$6–10 million would be required for such a development and that it would create another 20–30 jobs.

The priority sites are all within or immediately adjacent to the City of Three Rivers Opportunity Zone, and would create at least 54 new residential units in the area. The priority projects would support the downtown businesses within the Opportunity Zone due to their close proximity. For the former Dodge dealership property in particular, there are several nearby commercial properties that are available for redevelopment and would become excellent targets for new commercial establishments such as coffee shops, a pharmacy, a grocery store, and other businesses that would serve the additional customer traffic. As the area is a designated food desert, the addition of a grocery store would be especially beneficial to the community. Thus, we expect to see extensive secondary development in the Opportunity Zone from the grant's utilization at the priority sites.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

Redevelopment of the priority sites are financially complex projects and require multiple funding sources. The county (the applicant) and the City of Three Rivers are both willing and eligible entities to receive monetary funding from other resources. The city is already working on securing funding (about \$1.5 million) through the Michigan Economic Development Corporation to cover the cost of partial demolition of the old hospital building. The city has also dedicated funding as part of its Parks and Recreation budget to make improvements at Scidmore Park as part of the project. The developer is adept at securing tax credits and would pursue a historic tax credit for the preservation of the original portion of the old hospital and the White House, which is projected to be a \$1.7 million resource to the project. The developer would also pursue Low Income Housing Tax Credits for the old hospital and White House redevelopment projects, projected to be a \$7.86 million resource. The developer intends to pursue these tax credits in October 2020. Further, projects can be supported through tax incentives such as Payment in Lieu of Taxes (PILOT) and tax increment financing programs. For the former Dodge dealership and other sites, resources available include grants and loans from the State of Michigan Brownfield program, which can provide funding of up to \$2 million per site. Community Development Block Grant funding, the State of Michigan's Community Revitalization program, and even crowd-funding have all been successfully utilized to support projects in the target area.

1.c.ii. Use of Existing Infrastructure

This project seeks to support residential and mixed-use development within the established urban area of Three Rivers. Because the identified priority sites are within the established urban core, these projects make use of existing sewer, water, natural gas, electric, fiber optic, roads,

sidewalks, public transportation, and public services (e.g., police, fire). Additional infrastructure would not be needed for the priority projects.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i The Community's Need for Funding

This assessment grant application is for a rural county (population 60,890) and is targeted at a small city (Three Rivers population 7,726). The target area (census tract 403) is one the poorer areas of Three Rivers with 24.7% of residents living in poverty. In the City of Three Rivers, 50% of the population is Asset Limited, Income Constrained, Employed (ALICE) or living in poverty. Median Household Incomes are \$37,083 in the target area, less than elsewhere in the city (\$40,019) or county (\$47,856). Three Rivers is designated by the State of Michigan as an “eligible distressed area” based on the absence of significant population change since 1970 (less than 5% growth over 50 years), a 1.4% decrease in state equalized values of property since 2017, and the city’s high poverty rate.

These lower income levels impact the resources the city and county have available for redevelopment efforts, as well as the financial viability of housing redevelopment projects. In St. Joseph County, rental rates are not high enough to provide a level of project income that supports complicated redevelopment projects. Thus, developers cannot spend significant dollars in up-front activities without impacting their available equity and putting the financial viability of the project significantly at risk. It is imperative that the local units of government have resources to fund advance work at the priority sites they want redeveloped. The Assessment Grants have been a proven tool to fund that advance work and generate redevelopment successes within the county.

Although general economic conditions in Michigan have improved over the past few years, the state is still recovering from the Great Recession in 2008–2012. The loss of value in property has dramatically affected revenues to the county and city. County operating tax revenues in 2007 were \$8,930,659, and only in 2018 did the county tax receipts finally return to this level of pre-recession income. The cumulative loss of revenue over the past ten years has diminished both the county and city’s ability to fund special projects such as the assessment, acquisition, demolition, and cleanup of brownfield sites. Within the city, state equalized value of all property has fallen 1.4% since 2017.

Three priority sites have been identified, but the budget will also allow the county to address three to five additional brownfield projects elsewhere in the county. Because of the rural nature of St. Joseph County, the small townships and villages in the county lack personnel, experience, and other resources to address brownfield sites in their jurisdiction. It falls to the county to provide the experience in economic development strategies and brownfield redevelopment resources to these less populated areas of the county.

2.a.ii. Threats to Sensitive Populations

2.a.ii.(1) Health or Welfare of Sensitive Populations

As mentioned earlier in the application, there are over 50 sites of known contamination within the Three Rivers target area. Many of these sites are abandoned or are former gas stations and dry cleaners. A few industrial sites have contributed to large trichloroethylene groundwater contamination plumes. Within the target area is a mix of young children, seniors, minorities, and women of childbearing age that are susceptible to the known and potential contaminants present

in the target area. The known contaminated sites pose risks of exposure to volatile organic compounds, which can negatively affect those with asthma and have adverse neonatal and child development effects.

The old hospital site is situated within a residential neighborhood. It is a target of frequent vandalism, and area police are routinely called to remove people from the structure—mostly children. Within this neighborhood, 26% of the population is children under the age of 18, and the old hospital site is an attractive locale for them to gather. Unfortunately, the hospital building is full of uncontained and damaged asbestos-containing materials, and this sensitive population is exposed to this carcinogen. The grant will help advance development of this property which will result in the removal of the asbestos threat. Housing in this neighborhood is at an average age of 64 years, likely elevating the risk of exposure to lead and asbestos-containing materials. 47% of the housing units in this area are renter occupied and are often of marginal quality as it relates to maintenance and upkeep.

The population adjacent to the White House and former Dodge dealership sites consists of younger families with 33% of the population under 18 years of age and over one third of females of childbearing age (i.e., 18–35 years old). The neighborhood adjacent to these sites is 29.7% minority. Children, pregnant women, and minorities in this neighborhood may be exposed to the petroleum vapors, heavy metals, and polychlorinated biphenyls (PCBs) present at the priority sites. This grant will allow for assessment of these properties to identify exposure risks and allow for development to incorporate cleanup or engineering controls that mitigate those risks. In this neighborhood, the median age of housing units is 45 years and the risk of exposure to lead-based paint and asbestos-containing materials is present in the housing stock. The proposed projects at the priority sites provide new, safer affordable housing options for the target area population.

2.a.ii.(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

The most recent Three Rivers Community Health Needs Assessment (CHNA) indicates that obesity and diabetes remain two of the top five health needs for the community. Health data at the city level is not widely available; however, data shows that 20.4% of all high school children in the county are obese and another 14.1% are overweight. Further, St. Joseph County ranks as the fifth highest county in Michigan for the diagnosed rate of diabetes. According to the CHNA, physical inactivity is the primary contributor to high rates of both obesity and diabetes, and the report advises local public policy to focus on “creating more physical activity opportunities by expanding parks and recreational programs [and establishing] trails and walking paths.” Redevelopment of the Three Rivers priority sites would expand park amenities and the adjacent Riverwalk trail system. Thus, grant funds would have a positive effect on reducing health impacts and be consistent with these health care professionals’ recommendations.

Limited access to healthy food also contributes to these health risks. The target area is identified as a food desert by the U.S. Department of Agriculture. According to the 2018 CHNA, “low income families tend to eat cheaper, processed, lower nutritional foods that contain excess sugar and fat. . . . They also tend to have less access to organized physical activities (i.e., parks and recreational programs, exercise facilities, intermural sports).” The grant helps address this need by supporting a project that would include expansion of the city’s Riverwalk trail system. Further, we anticipate redevelopment of the former Dodge dealership will stimulate additional development of the eastern downtown area. This part of the city would benefit from the development of a small grocery store, as one no longer exists in this region. This would provide

additional access to fresh foods for this neighborhood.

According to the County Health Agency, cancer is the second leading cause of death in St. Joseph County (181.2 per 100,000), significantly higher than Michigan's statewide rate (164.9). According to the County Health Profile, the county is also higher than state averages in the frequency of heart disease, cancer, chronic lower respiratory diseases, stroke, and diabetes. It is expected that more local data of citizens in the urban core where poverty is more concentrated might show even higher results. This population is exposed to more air pollution from vehicle traffic, industrial emissions, and contaminants from older homes and brownfield sites than rural citizens elsewhere in the county.

The older housing stock in the target area exposes citizens, especially children, to risks of lead poisoning. Within St. Joseph County, 5.1% of children under the age of 6 who were tested for blood lead levels had elevated blood lead levels, higher than the state average rate of 3.1%. The proposed projects will help address this issue by providing new and improved housing options for residents within the target area.

If the grant-funded assessment data demonstrates a direct risk to citizens, data can be forwarded to the Michigan Department of Environment, Great Lakes, and Energy and the Local Health Department which can directly address confirmed exposures by providing bottled water, installing vapor mitigation systems, and conducting other appropriate measures. The grant thus allows us to directly address issues for those residents affected.

2.a.ii.(3) Disproportionately Impacted Populations

Census data show the target area has higher rates of unemployment and poverty than other parts of the county, state, and nation. The neighborhoods in the target area are some of the poorest in the county and are much more likely to require public health services such as Women, Infants, and Children (WIC); free school lunches; food stamps; Medicaid; and other support services. 78% of the 2019 fall enrollees at Andrews Elementary School, which serves the target area, are eligible for reduced-price or free lunch benefits. This is a higher rate than other elementary schools in the city, where 52% of the kids are eligible for those same benefits. WIC assistance is provided to 58% of children in the county, higher than the state rate of 47%. The target area is bisected by a state highway that carries 5,777 to 9,114 vehicles per day and is downwind from a U.S. Interstate Highway carrying 18,695 to 19,764 vehicles per day according to Michigan Department of Transportation traffic volumes. Air and noise pollution from automobile and truck traffic disproportionately impact the target area and can exacerbate health risks. Grant funding will allow the county to support projects that remove blighted structures and uncontrolled contaminant exposures in the target area. The projects planned will provide improved housing options that are designed to be affordable to the working class and will create additional jobs that are readily accessible to persons living in the target area.

2.b. Community Engagement

2.b.i.–2.b.ii. Project Partners and Project Partner Roles

2.b.i Partner Name/Point of Contact	2.b.ii Specific Role in Project
Southwest Michigan First Cathy Knapp, 269-569-2623 cknapp@southwestmichiganfirst.com	Regional economic developer; connects businesses and developers to brownfield program; helps coordinate access to state incentives
Three Rivers Area Chamber of Commerce	Communications to local business community; host for public meetings

Christy Trammell, 269-278-8193 christytrammell@trchamber.com	
Michigan Works! Ben Damerow, 269-349-1533 damerow@upjohn.org	Workforce development agency; provides training grants to businesses; education programs; connects area residents with job opportunities created from the project
Three Rivers Downtown Development Association Tricia Meyer, [REDACTED] [REDACTED]@gmail.com	Communications to local business in the target area; host for public meetings

2.b.iii. Incorporating Community Input

The county has been engaged in brownfield redevelopment for many years and has established various ways of communicating with the public, business community, and local governmental entities. There are no neighborhood groups within the target area, and it has been our experience that the best way to disseminate information and gather feedback has been at City Council meetings. Meetings are open to the public in the early evening to allow working residents to attend. To communicate with the public, we prepare brief stories about brownfield successes and other information. These are disseminated on a regular basis (up to twice per year) to the city and our community engagement partners, who can then incorporate the information into their newsletters and other means of communication. For this grant, we are particularly interested in reaching the Three Rivers area residents and will utilize local press (both the Three Rivers Commercial Newspaper and MLive), the local Three Rivers radio station WLKM-FM, public meetings of the Three Rivers City Council, and the Three Rivers Downtown Development Association.

To communicate with the business community, staff regularly (quarterly) interacts with the Downtown Development Association, Chamber of Commerce, and Rotary Club in Three Rivers; the area Realtors Association; and other business groups. We present grant updates to these groups and provide easily understandable fact sheets they can disseminate in their communications.

In the past, we have utilized the public library to establish a repository of technical reports and presentations for specific brownfield projects. We also regularly disclose copies of environmental reports and data to the state, making information widely available via Freedom of Information requests. We also plan on creating a project-specific Google Documents page and Gmail account where we can easily share pertinent information and solicit citizen input. In all communications, contact information (phone and email) is made available, and we continually seek input about potential brownfield sites that need attention. When specific projects are underway, we intend to post information locally at nearby coffee houses, churches, storefronts, etc. in the immediate vicinity of the priority sites, on the City of Three Rivers and the St. Joseph County websites, and through social media. Public hearings/meetings will be required for the various funding elements related to the projects and the public can express their opinions and expectations on how those public resources are treated. There is no language barrier in the target area that would inhibit the effectiveness of these communications.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

3.a.i.–3.a.iv. Project Implementation, Anticipated Project Schedule, Task/Activity Lead, Outputs

Task 1: Program Implementation	
i.	Project Implementation: <ul style="list-style-type: none">▪ Community engagement within the target area (quarterly) – Grantee▪ Procure technical assistance provider – Grantee▪ Re-constitute County Brownfield Redevelopment Authority, update policies and application forms, develop project marketing materials, evaluate eligibility – Grantee▪ Quarterly Reports, Financial Reports, Grant Compliance – Contracted Technical Provider
ii.	Anticipated Project Schedule: strong emphasis in first year, ongoing through grant term
iii.	Task/Activity Lead(s): St. Joseph County (Grantee), Contracted Technical Provider
iv.	Outputs: presentation materials, site marketing information, maps, application process for access to grant funding, criteria for grant funds, Quarterly and Financial reports
Task 2: Site Assessments	
i.	Project Implementation: <ul style="list-style-type: none">▪ Site Eligibility Determinations, Access Agreements▪ Phase I and II Environmental Site Assessments, Technical Evaluations▪ Liability Protection Documentation
ii.	Anticipated Project Schedule: throughout grant period
iii.	Task/Activity Lead(s): Technical Services Provider
iv.	Outputs: technical reports, eligibility determinations, Assessment, Cleanup, and Redevelopment Exchange System (ACRES) updates, All Appropriate Inquiry checklists, Quality Assurance Project Plan
Task 3: Cleanup and Reuse Planning	
i.	Project Implementation: <ul style="list-style-type: none">▪ Work Plans, applications for non-EPA funding sources, requests for technical assistance
ii.	Anticipated Project Schedule: throughout grant period
iii.	Task/Activity Lead(s): Technical Services Provider
iv.	Output(s): technical work plans, funding and incentive applications, conceptual site re-use plans, community input summaries, conceptual cost estimates, etc.

3.b. Cost Estimates

3.b.i.–3.b.iii. Development of Cost Estimates, Application of Cost Estimates, Funds Allocated Toward Environmental Site Assessments

Hazardous Substances Grant Budget (\$150,000)				
Budget Categories	Task 1: Community Engagement and Project Implementation	Task 2: Site Assessments	Task 3: Cleanup and Reuse Planning	Total
Travel	\$500			\$500
Contractual	\$7,500	\$92,000	\$50,000	\$149,500
Total Direct Costs	\$8,000	\$92,000	\$50,000	\$150,000
Indirect Costs				
Total Budget	\$8,000	\$92,000	\$50,000	\$150,000
Petroleum Grant Budget (\$150,000)				
Travel	\$500			\$500
Contractual	\$7,500	\$92,000	\$50,000	\$149,500

Total Direct Costs	\$8,000	\$92,000	\$50,000	\$150,000
Indirect Costs				
Total Budget	\$8,000	\$92,000	\$50,000	\$150,000

Task 1: Community Engagement and Project Implementation

- Travel costs: assumes one person attending a National Brownfield Conference (\$250 in registration fees, \$500 airfare, \$250 in hotel and accommodations). \$1,000 total is split between the two funds. Procure Qualified Environmental Professional (\$0).
- Contractual costs: 6 community events, 12 quarterly reports, 3 financial reports, policy and application development; 150 hours at average rate of \$100/hr = \$15,000 to be split evenly between the two funds.

Task 2: Site Assessments

- Contractual Costs: 8 Phase I site assessments at average cost of \$3,000 = \$24,000; 8 Phase II site assessments at average cost of \$15,000 = \$120,000; 8 liability protection documents at average cost of \$5,000 = \$40,000. (4 projects at \$92,000 for each grant fund); \$184,000 total.

Task 3: Cleanup and Reuse Planning

- Contractual Costs: 8 work plans, conceptual cleanup plans, etc. at average cost of \$12,500 = \$100,000 total (\$50,000 for each grant fund).

3.c. Measuring Environmental Results

We will measure outcomes for completed projects such as jobs created, cleanup efforts, square footage of new construction, etc. by interviewing developers post construction. We will utilize the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database and Quarterly Report formats to track and report progress. In those quarterly reports, we will evaluate progress towards assessment, cleanup, and redevelopment of the priority sites as well as other economic outcomes seen in the target area and opportunity zone. We will meet with project partners and provide information for dissemination to the target community. We will regularly check our webpage(s) for feedback and suggestions and respond to meaningful communications.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i.–4.a.ii. Organizational Structure and Description of Key Staff

The county will staff and manage this grant through its contractual relationship with Southwest Michigan First (a regional economic development agency) and its Brownfield Redevelopment Authority (a volunteer Board of Directors). The assigned staff would be Project Director Cathy Knapp. Ms. Knapp has over 20 years of experience in economic development, communications, marketing, and municipal government. She is a Certified Economic Developer (CEcD). Ms. Knapp previously served as the St. Joseph County Economic Development Corporation's Executive Director and has successfully managed four U.S. EPA Assessment Grants, including financial performance and reporting. The Brownfield Redevelopment Authority convenes as needed to evaluate funding requests and potential projects and to take official action when required.

The county has had five previous assessment grants—successfully using each grant fully and in a timely manner. We understand the process involved in soliciting and securing the required technical expertise, preparation of the Quality Assurance Project Plan (QAPP), and other details that are required before the grant is fully effective. We are prepared to immediately

solicit and secure technical resources upon award announcement so that we are ready to begin QAPP preparation and Phase I Environmental Site Assessments at the beginning of the fiscal year. We have established methods, forms, access agreements, applications, etc. to continue our long-standing brownfield redevelopment program effectively and efficiently. We have demonstrated that our program has an outstanding track record of success, leveraging outcomes that far exceed national averages. We have communicated that previous success widely in the community, and the county's Brownfield Redevelopment program is seen as one of the strongest community revitalization tools available locally. Because of our long-term success, there are adequate experienced resources available in the event of staff transition.

4.a.iii. Acquiring Additional Resources

The county has established protocols to solicit, evaluate, and secure technical expertise consistent with federal requirements. The county has previously solicited the services of Qualified Environmental Professionals and understands evaluation criteria for those services. Partners will provide meeting space, supplies, distribution of materials, and other support services. Thus, through this arrangement, we are able to largely utilize this grant for contractual assessment activities.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant

4.b.i.(1) Accomplishments

St. Joseph County does not currently have an open EPA Brownfields Grant. The county received Assessment Grants in FY 2004, FY 2007, FY 2009, FY 2010, and FY 2014 totaling \$1,200,000. We have an extensive history of success, especially for a rural community. With the three most recent grants, we achieved the desired outputs (88 projects) and outcomes (leveraged over \$73 million in new investment and created 1,947 new jobs). Our leveraged outcomes outperform the national average reported by the U.S. EPA. As desired, the majority of projects were completed within target areas defined by those grants. We were also able to leverage cleanup activities conducted by developers including removal of found underground storage tanks, placement of engineering barriers, installation of vapor barriers, etc. We were also able to leverage state funding support for several projects. These data were reported to the U.S. EPA in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database. Outputs were routinely shared with the U.S. EPA and also sent to local state offices so that the work products were publicly available.

4.b.ii.(2) Compliance with Grant Requirements

St. Joseph County has a strong history of compliance with terms of the Cooperative Agreements including Work Plans, quarterly performance reporting, grant deliverables, ACRES reporting, financial reporting, etc. We have never had trouble making appropriate progress on addressing priority sites or target areas. No funds were remaining when the previous grants were closed out.

Threshold Criteria

THRESHOLD CRITERIA RESPONSE ST. JOSEPH COUNTY, MICHIGAN

1. APPLICANT ELIGIBILITY – St. Joseph County is a General Purpose Local Unit of Government.

2. COMMUNITY INVOLVEMENT

The county has been engaged in brownfield redevelopment for many years and has established various ways of communicating with the public, business community, and local governmental entities. There are no neighborhood groups within the target area, and it has been our experience that the best way to disseminate information and gather feedback has been at City Council meetings. Meetings are open to the public in the early evening to allow working residents to attend. To communicate with the public, we prepare brief stories about brownfield successes and other information. These are disseminated on a regular basis (up to twice per year) to the city and our community engagement partners, who can then incorporate the information into their newsletters and other means of communication. For this grant, we are particularly interested in reaching the Three Rivers area residents and will utilize local press (both the Three Rivers Commercial Newspaper and MLive), the local Three Rivers radio station WLKM-FM, public meetings of the Three Rivers City Council, and the Three Rivers Downtown Development Association.

To communicate with the business community, staff regularly (quarterly) interacts with the Downtown Development Association, Chamber of Commerce, and Rotary Club in Three Rivers; the area Realtors Association; and other business groups. We present grant updates to these groups and provide easily understandable fact sheets they can disseminate in their communications.

In the past, we have utilized the public library to establish a repository of technical reports and presentations for specific brownfield projects. We also regularly disclose copies of environmental reports and data to the state, making information widely available via Freedom of Information requests. We also plan on creating a project-specific Google Documents page and Gmail account where we can easily share pertinent information and solicit citizen input. In all communications, contact information (phone and email) is made available, and we continually seek input about potential brownfield sites that need attention. When specific projects are underway, we intend to post information locally at nearby coffee houses, churches, storefronts, etc. in the immediate vicinity of the priority sites, on the City of Three Rivers and the St. Joseph County websites, and through social media. Public hearings/meetings will be required for the various funding elements related to the projects and the public can express their opinions and expectations on how those public resources are treated. There is no language barrier in the target area that would inhibit the effectiveness of these communications.

3. St. Joseph County does not have an active Assessment Grant.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/02/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

ST JOSEPH, COUNTY OF

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0743008150000

d. Address:

* Street1:

125 W MAIN ST

Street2:

* City:

CENTREVILLE

County/Parish:

* State:

MI: Michigan

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

49032-9623

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Cathy

Middle Name:

* Last Name:

Knapp

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

269-553-9588

Fax Number:

* Email:

cknapp@southwestmichiganfirst.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Community-wide assessment of potential petroleum and hazardous substance contaminated brownfields in the County of St. Joseph, Michigan.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: